



Address: [4055 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 44012-9-3
Subdivision: TURNER SUBDIVISION BEACON HILL
Neighborhood Code: Food Service General

Latitude: 32.7413114042
Longitude: -97.2649139283
TAD Map: 2072-388
MAPSCO: TAR-078H



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TURNER SUBDIVISION
BEACON HILL Block 9 Lot 3 & 4
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #20 - EAST LANCASTER AVENUE (245)
FORT WORTH ISD (905)
State Code: F1
Year Built: 1990
Personal Property Account: [08332835](#)
Agent: K E ANDREWS & COMPANY (00175)
Notice Sent Date: 4/15/2025
Notice Value: \$472,840
Protest Deadline Date: 5/31/2024
Site Number: 80223281
Site Name: WHATABURGER
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 2
Primary Building Name: WHATABURGER / 03197557
Primary Building Type: Commercial
Gross Building Area+++: 3,096
Net Leasable Area+++: 3,096
Percent Complete: 100%
Land Sqft*: 17,160
Land Acres*: 0.3939
Pool: N

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
WHATABURGER INC #71
Primary Owner Address:
14301 S PADRE ISLAND DR
CORPUS CHRISTI, TX 78418-6032
Deed Date: 12/31/1900
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

VALUES



This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$339,850	\$132,990	\$472,840	\$472,840
2024	\$292,010	\$132,990	\$425,000	\$425,000
2023	\$280,661	\$132,990	\$413,651	\$413,651
2022	\$254,010	\$132,990	\$387,000	\$387,000
2021	\$267,726	\$85,800	\$353,526	\$353,526
2020	\$295,813	\$85,800	\$381,613	\$381,613

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.